

ARLINGTON RECREATION COMMISSION MEETING MINTUES

Phase 2 Reservoir Project Interviews

April 23rd, 2020

The Town of Arlington Park and Recreation Commission came to order for its online virtual meeting via Zoom on Thursday April 23rd, 2020 at 7:03pm. During this meeting, Recreation Commissioners conducted interviews with each of the (3) firms that submitted RFPs for the Reservoir Phase 2 Project. Each interview was done separately and firms had (30) minutes each to present and answer questions.

Commission Members: Leslie Mayer, Jen Rothenberg, Shirley Canniff, Phil Lasker, Scott Walker, and Sarah Carrier were present. Interim Recreation Director Robert Jefferson and Program Supervisor Zachary Vaillette were also in attendance.

Other Individuals Present: Representatives present from Kyle Zick Landscape Architecture, Inc. (KZLA) were Kyle Zick, Danielle Desilets, Rob Barella. Individuals on the KZLA consultant team that were present included Thomas Scarlata, Mickey Marcus, Paul Jacques, Scott Medeiros, and Denise Cameron. Representatives present from Stantec were Kevin Beuttell and David Nardone. Representatives present from Weston and Sampson were Cheri Ruane, Cassie Bethoney, and Anthony Zerilli.

Member of the Public: N/A

Preliminary Matter: Leslie Mayer, Recreation Commission Chair, took formal attendance via a roll call. Ms. Mayer read a statement pertaining to Governor Baker's Public Meeting Law change due to COVID-19 regarding virtual meetings. Meeting business ground rules and procedures were also covered by Ms. Mayer prior to speaking with each firm.

Kyle Zick Landscape Architecture, Inc. (KZLA)

Kyle Zink of Kyle Zinc Landscape Architecture, Inc. (KZLA) introduced himself and the other individuals present on behalf of the firm. This included Danielle Desilets, Rob Barella, Thomas Scarlata, Mickey Marcus, Paul Jacques, Scott Medeiros, and Denise Cameron. Mr. Zink referred to the Phase 2 Design & Implementation and Interview Question documents prepared by KZLA that Commission Members received via email.

Mr. Zick began by providing background information on KZLA and the consultant team. Mr. Zick then started discussing previous KZLA projects and their qualifications. Mr. Zick and other representatives gave details about each of these projects/qualifications, how they relate to the proposed project in Phase 2 project in Arlington. They discussed the answers to the Commissions questions throughout the presentation. Specifics on answers can be referred to in the KZLA documents.

Ms. Desilets reported on KZLA's work at Lake Mansfield Recreation Area in Great Barrington, MA. Ms. Desilets also spoke about the work done by the firm at Earl Newhouse Waterfront in Canton, MA.

Mr. Zick talked about their work at Powers Farm Community Park in Randolph, MA, highlighting that the project included a water access program for community members to learn to boat. Other aspects of the Powers Farm project included boardwalks, trails, and restraints.

Mr. Scarlata informed the Commission that he has been working on pools and ponds for over 30 years. He then presented information regarding the Spring Brook Park project in Bedford, MA. This included details on the "spill and kill" pools and their relationships with different contractors that do site work.

Mr. Marcus informed the Commission that he has been doing environmental work in Massachusetts for over 35 years, including pond restoration and management. Mr. Marcus has done (25) + beach nourishment projects. In

addition, he has worked with the Department of Conservation and Recreation (DCR) and managed DCR ponds. This includes work at Dawson Pond, Valley Pond, and Mt. Auburn Cemetery.

Mr. Medeiros reported on KZLA's work at Winter Island Park in Salem, MA. This project included work related to parking and storm water management. He referred to Mr. Cameron's expertise in this field. Mr. Medeiros also highlighted work done with Lexington, MA and their storm water program, as they invested in green and cutting edge technology to produce storm water management results.

Mr. Zick spoke about the firm's work on playgrounds and play areas. Mr. Zick suggested the possibility of putting signs around the Reservoir property to explain the work being done and to provide the community with additional information. Mr. Zick also stated that building work for the project could be done through split contracts. This would allow the project to be expedited, as the goal is to have the work be done by 2021.

Ms. Mayer asked Commission Members if they had any questions for KZLA at this time. Ms. Rothenberg stated the Reservoir Pond is very important to the Town. She then proceeded to ask the KZLA team based from their visits to the property, what was in their opinion the one biggest thing that needed to be improved/changed.

Mr. Zick responded stating that the arrival factor, or face, need to be improved. Ms. Desilets believes that the one thing that needs to be improved is accessibility. Making the property and its features accessible is not only a legal issue, but a civil rights issue as well. With the importance of public spaces,

Stantec

Kevin Beuttell and David Nardone of Stantec joined the Zoom from the waiting room. Ms. Mayer thanked Mr. Beuttell and Mr. Nardone for their proposal and for joining the Commission. Ms. Mayer then went over the Preliminary Matters with the Stantec representatives.

Mr. Nardone, the Principle-In-Charge of the proposal, began by providing background information on the firm. Stantec is a large firm made up of over (50) landscape architects and engineers. Mr. Nardone and Mr. Beuttell are a part of a smaller subset of the firm who are devoted to work within parks and recreation.

Mr. Beuttell began sharing Stantec's responses to the questions sent by the Commission. Please refer to the specific question in the presentation materials sent by Stantec. The responses to these questions which were presented by Stantec and the Recreation Commissions feedback/questions to the presentation are outlined below:

General Question 1: Mr. Beuttell stated they would engage with the public using a variety of platforms including online meetings, surveys, and the Town website to post content.

General Question 2: Mr. Beuttell responded to the condition of the bid climate question. He reported that Stantec recently submitted a bid for a project in Cambridge, MA. The firm was hoping that the bid cost would come in lower than usual, but this was not the case for the sample size of one

General Question 3: Mr. Beuttell spoke on the schematic design of the master plan and stated that he would not do anything differently. He did state that things are missing. Mr. Beuttell stated that the master plan needs a vision statement. Mr. Beuttell stated the master plan needed to include a plan on water access which will allow people to get to the water's edge.

General Question 4: Mr. Beuttell let the Commission know that the only possible permitting that may be needed is for the parking area.

General Question 5: Mr. Beuttell stated that Stantec will have no issues regarding the contracts for the play equipment and site furnishings. The firm does a lot of work with DCR and anticipates no issue if this is how they proceed.

General Question 6: Mr. Nardone recommends that a hazardous materials assessment should be done for the restroom and concession buildings.

General Question 7: Mr. Beuttell informed the Commission that Stantec has recently worked projects with a scope of work similar to the Reservoir. Reservation Road had a wide variety of work closely related. This included the reworking and expansion of trails around the brook, as well as the addition of a boardwalk and water access.

General Question 7: Mr. Beuttell does not anticipate any issues regarding the schedule of work for Phase 2 and believe that the project can get done by 2021.

Stantec Specific Question 1: Mr. Beuttell is on the Lexington Conservation Commission but does not anticipate this being an issue. .

The Commission had concerns regarding that not all professionals working on the project were registered in Massachusetts. Mr. Beuttell stated that the team for the project was selected based off experience, including the electrical engineer.

Mr. Nardone followed up stating that all phases go through this process. Andy Petrosky will lead the concessions portion of the project. They are currently working on similar projects including Lincoln Park in Connecticut. Mr. Nardone is very confident in the team.

In terms of aquatics experience, Mr. Beuttell stated that both Mike Chelminski and Robbin McKeown have a lot of experience in terms of aquatics.

Stantec Specific Question 2: Mr. Beuttell stated that Stantec has recent experience working on swimming beaches and shoreline restoration from the Charles River project. Stantec also recently completed work at Nelson Memorial Park in Plymouth, MA. This projected included shoreline restoration and beach work. Stantec is also working with the Woods Hole Group in regards to Cranes Beach

Stantec Specific Question 3: Mr. Beuttell stated that Stantec has done a preliminary review of the master plan. He recently took his family to the Reservoir in Arlington to physically see the site. He also mentioned his wife is the Executive Director of an organization that is involved with trail work. It was beneficial to have her at the site to provide thoughts and feedback.

Ms. Mayer asked Commission Members if they had any questions for Stantec at this time. Mr. Lasker has one question in regards to the design and its association with project phase's budget. Knowing the reputation of the firm, Mr. Lasker asked what is feasible and what isn't. Mr. Nardone responded stating that Stantec knows what is needed to complete the project. Mr. Nardone stated that it is important for the Commission to set their expectations for the project and Stantec will meet these expectations. If expectations change or issues arise during the project, these need to be communicated.

Mr. Beuttell responded and informed the Commission that he has a lot of experience working on public parks, anticipating no issues. Working on dozens of projects, Mr. Beuttell said that he has never had to have a project rebid on. Mr. Lasker appreciated his response and informed Mr. Beuttell that Phase 1 was over budget and had to go out to rebid.

Ms. Rothenberg stated that it is clear at this time that public meetings can't be held. She asked the Stantec representatives to share some creative ways to make sure everyone gets involved. Mr. Nardone responded and stated that getting the word out about the project is the most important thing, allowing everyone to know about it. Possible ways to do this include advertising at the Reservoir and around the local neighborhood, as well as using the Town website. The idea of using streaming cameras for online meeting was mentioned again, as it would allow

these meetings to feel more like a presentation. The use of an app or pc based question software would also be used for individuals to ask questions.

Ms. Mayer thanked Mr. Beuttell and Mr. Nardone for their proposal. She let them know that Mr. Jefferson would be in touch with Stantec soon regarding the Commission's decision.

Weston and Sampson

Cheri Ruane, Cassie Bethoney, and Anthony Zerilli of Weston and Sampson joined the Zoom from the waiting room. Ms. Mayer thanked them for their proposal and for joining the Commission at this time. Ms. Mayer then went over the Preliminary Matters with the Weston and Sampson representatives. She also stated that they would be unable to do a screen share and confirmed that the Commission received Weston and Sampson's materials.

Ms. Ruane stated that presentation prepared by the firm was designed around the Commissioner's questions, but are not presented in the exact order as sent. Ms. Ruane informed the Commission that Ms. Bethoney is the Project Manager and she is the Principle-In-Charge for the project. Mr. Zerilli would be helping lead the environmental portion of the project.

Referring to the master plan and dam rehab question sent by Commissioners, Ms. Ruane stated that these projects were a success. The community had a major part in these projects and wanted to protect the property. Ms. Ruane stated that the master plan reinforces the community's commitment to the site. She believes her team has a great deal of knowledge on the Reservoir and referring to this information will help make the Phase 2 project a success.

Ms. Ruane responded to the specific Weston and Sampson question regarding the Phase 1 project being over bid. She stated that Phase 1 was very specialized and that there are only (3-4) companies in the northeast that specialize in the type of construction needed for the phase. Weston and Sampson only received (1-2) bids for the first bid, as it was a (12) week submission window with liquidation. On the 2nd bid, they only received (1) bid. This was from the higher bidder from the 1st round, as the firm with the lower bid was unavailable. The firm estimated the cost at \$990,000 but the bid came back at \$1.2 million.

Responding to the availability question that was sent, Ms. Ruane stated that the faces the Commissioners see on this call would be the faces for the project, start to finish. Ms. Bethoney would be the day-to-day Project Manager. Ms. Ruane stated that she would also be available anytime.

Ms. Ruane responded to the playground question stating that the firm has Certified Playground Inspectors on staff. Responding to the state contract play equipment question, Ms. Ruane informed the Commission that this would be no trouble at all.

Weston and Sampson does not anticipate any issues regarding the schedule or permitting. The phase would go out to bid in late fall with work starting in early winter/early spring, all depending on weather. With weather conditions being unpredictable, they would work as long as possible through the winter so the work is complete for the 2021 opening. Other aspects of the project may need to continue through summer 2021.

Responding to the current bid climate, Ms. Ruane believes contractors are being aggressive to build a backlog of work so they don't have to lay off staff.

Weston and Sampson would engage the public through webinars, breakout sessions, online voting, and social media plans (similar to work at Boston Common). The Reservoir provides an amazing opportunity to use the site to engage the public. There is the possibility of installing information boards and orchestrating walks around the site, while implementing social distancing policies.

Ms. Bethoney referred to the firm's work on the Mill Brook and Wellington Park projects. There was a wide variety of work done on these projects. Their work on Waban Hill in Newton, MA was very similar to the Reservoir, as it included parking and accessible trails. Ms. Bethoney then spoke on the bathing beach and schematic design.

Weston and Sampson were involved in Arlington's original master plan. The master plan serves as a guide for the phases and since created, time has passed with new technology being developed. Bringing that thinking in and having build flexibility would be important for Phase 2. Ms. Bethony also addressed the hazard waste assessment question. When Weston and Sampson worked on the pump house, they conducted a hazard waste assessment and found Asbestos. Ms. Bethony stated that based off this, the firm would recommend an assessment for Phase 2.

Mr. Zerilli thanked the Commission for having them. The firm has spent a great deal of time walking the trails and determining problems at the site. Mr. Zerilli referred to slide (7) in the presentation regarding existing concerns. He hopes to address these concerns to protect certain areas, including the removal of invasive.

Mr. Zerilli knows that there are permitting issues. There will be a significant amount of work to do at the local level with the Conservation Commissions of both Arlington and Lexington. Mr. Zerilli anticipates that there will be (2) hearings but the firm is happy to do (3), whatever it takes. If Phase 2 does include a massive redesign of the parking lot, there will be a review.

Ms. Mayer thanked the representatives from Weston and Sampson for incorporating their questions throughout the presentation. She then asked Commission Members if they had any questions.

Ms. Canniff stated that she was all set and no further questions. She thanked Weston and Sampson for taking the time to present.

Ms. Carrier did have a question regarding the question on slide 7 of the presentation in relation to invasive species. She asked the representatives to speak on the invasive species on the water's edge. Ms. Ruane responded and informed the Commission that they have walked the area numerous times and even talked to local fisherman. Mr. Zerilli spoke on erosion issues. The first step would be to correct these areas. Stabilizing these areas and the creation of overlooks could have a positive impact. Creating defined stabilization and structure points to direct individuals to the water will help limit erosion. In areas where they do not want people accessing the water, they would create natural buffers using trees, not fences, to limit further erosion.

Mr. Zerilli stated they have identified over (20) different types of invasive species. He would recommend a cut and dab removal process, rather than wide spread removal. He would not recommend a wide spray due to the public using the water and beach.

Ms. Mayer thanked the representatives from Weston and Sampson for their presentation. She referenced that the Arlington community does have a commitment to the site. Ms. Mayer stated that Mr. Jefferson would be in touch.

Recreation Commission Discussion Following Interviews with Firms

Ms. Mayer then asked Commission Members to share their thoughts. Ms. Canniff thoughts KZLA did a fantastic job. They had a great presentation and design. Ms. Canniff has concerns with moving forward with Weston and Sampson based of the previous issues with Phase 1 going over budget. Ms. Canniff believed Stantec's presentation was okay. Ms. Canniff stated she is leaning towards KZLA.

Mr. Lasker thought KZLA also did an excellent job presenting and through the proposal process. He also stated that he is concerned with the amount of built work for master planning, with this being more of a construction project and not a master plan. Mr. Lasker sees the public engagement process as limited during this phase. Mr. Lasker stated that Stantec does good work and that he knows the company well, but that they did not present well tonight. He knows Stantec's quality of work, extent of built work, and attention to detail which is outstanding. He stated that he was not considering Weston and Sampson due to the issues with Phase 1.

Ms. Rothenberg gave Weston and Sampson a great deal of credit for coming back and for their proposal. She was happy that they provided more details on the issues that occurred in Phase 1 and believes that they would do a

good job if awarded Phase 2, being more attentive to avoid issues. Ms. Rothenberg believes that Stantec would also do a good job, but agreed they did not present in a good format. KZLA came out on top for Ms. Rothenberg. Ms. Rothenberg noted that there could be an argument for Weston and Sampson as they have a wealth of knowledge on the Reservoir. KZLA was very creative with the community engagement aspects. KZLA was her top choice.

Mr. Walker understands the value of Weston and Sampson's work on the master plan and Phase 1. Mr. Walker stated that Stantec is a professional company, but tonight was not a great showing to the work they are capable of. Mr. Walker believes that KZLA has a great design. He stated that smaller firms can be harder to work with, but they have the freedom of getting creative. KZLA presented well, had a good design aspect, and fresh thinking.

Ms. Carrier believes that KZLA had the best presentation. This firm seemed most interested in the project and eager to get the job. She liked KZLA's design. Ms. Carrier stated that Stantec answered questions off the cut which was compelling. She believes that they have a larger portfolio of work which includes more similar work to this project. Ms. Carrier trusts that they may have more experience meeting the budget.

Ms. Mayer agreed that KZLA covered all the question and touch on everything. All (3) firms received the same materials and instructions. KZLA rose to the challenge and everyone was able to adapt to the presentation with not being able to screen share. Mayer also gave credit to Weston and Sampson for addressing recent issues. Ms. Mayer does not know too much background information on Stantec. As a large well represented firm they would do a good job, but does not know if they brought that to tonight's presentation. Ms. Mayer stated that KZLA seemed like the clear winner from the conversation by Commission Members.

Ms. Rothenberg asked if scoresheets would be tallied, with Ms. Mayer responding that this would be done after the Commission's decision. This is different as the Commission is typically in the same room with each other and has done a collaborative score. Ms. Mayer asked for Commission Members to complete the sheets and to scan the scores to Mr. Jefferson and her.

Ms. Rothenberg made the motioned to award Kyle Zink of Kyle Zink Landscape Architecture, Inc. (KZLA) the Phase 2 project. Ms. Canniff seconded this motion. All voting members stated 1, with the vote passing 5-0 to award KZLA the project.

Mr. Jefferson will be sending the score sheets to the Town and they will open the bid. Mr. Jefferson will wait to see what the bid is before notifying the other firms. He also provided an update on the current Phase 1 project at the Reservoir. Pumps have arrived and things are starting to move. They may be on target to meet the timeline.

Mr. Vaillette asked that the topics of the Reservoir Beach and summer camps operations, in regards to COVID-19, be added to the agenda for the next Recreation Commission Meeting. This meeting will take place on Tuesday, May 5th at 7:00pm.

Ms. Canniff motioned to adjourn the meeting at 9:13pm. This motion was seconded by Mr. Lasker. The motion to adjourn the meeting was approved by Recreation Commission Members, 5-0.

The Arlington Recreation Commission Meeting Minutes above were respectfully submitted by Program Supervisor, Zachary Vaillette.